



*City of Alexandria, Virginia*  
*Department of Planning & Zoning*

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**SPECIAL USE PERMIT CERTIFICATE**

Article XI, Division A, Section 11-510 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia requires that you display this Special Use Permit in a conspicuous and publicly accessible place. A copy of the list of conditions associated with the special use permit shall be kept on the premises and made available for examination by the public upon request.

Special Use Permit #2019-0018  
Approved by Planning and Zoning: April 5, 2019  
Permission is hereby granted to: Ashford TRS Alexandria LLC  
to use the premises located at: 303 South Columbus Street  
for the following purpose: see attached report

It is the responsibility of the Special Use Permit holder to adhere to the conditions approved by City Council. The Department of Planning and Zoning will periodically inspect the property to identify compliance with the approved conditions. If any condition is in violation, the permit holder will be cited and issued a ticket. The first violation carries a monetary fine. Continued violations will cause staff to docket the special use permit for review by City Council for possible revocation.

4/5/2019  
Date

Karl Moritz (by E)  
Karl Moritz, Director  
Department of Planning and Zoning

DATE: April 5, 2019

TO: Tony LaColla, Division Chief  
Department of Planning and Zoning

FROM: Max Ewart, Planner  
Department of Planning and Zoning

SUBJECT: Special Use Permit #2019-0018  
Administrative Special Use Permit Review for a Change of Ownership  
Site Use: Health Profession Office – Continued Non-Complying Use  
Applicant: Farhan M. Qureshi  
Location: 303 South Columbus  
Zone: RM / Townhouse Zone

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### **Request**

Special Use Permit (SUP) #2019-0018 is an administrative request to change the ownership of an existing health profession office from Arlene Avakian to Farhan Qureshi. The business proposes to continue operating as a dentist's office under the name Farhan Qureshi, DDS. The business would operate from 8:30 a.m. to 5 p.m. Monday through Thursday and 8:30 a.m. to 3 p.m. on Fridays and offer dental services.

### **Background**

On June 24, 1961, City Council approved SUP #433 allowing Dr. Edward Tannenbaum to construct and operate a dentist's office at 303 South Columbus Street. It became a non-complying use in 1964 after a rezoning from RA to R-2-5. City Council approved SUP #433B change of ownership in 1993 to Arlene Avakian. In 2014, a complaint was filed notifying The City about a gutter leak that was depositing water onto the sidewalk. The issue was resolved and no other complaints have been filed in the past five years at this site.

### **Parking**

Section 8-200(A)(19) of the Zoning Ordinance requires that the health profession offices provide 0.25 off-street parking space for every 1,000 square feet of space. The applicant's business occupies 1,058 square feet and would be required to provide one off-street parking spaces. Section 8-100(A)(9) of the Zoning Ordinance states that nonresidential uses that have a parking requirement of two spaces or less are exempt from providing the spaces. The applicant is not required to provide off-street parking.

### **Community Outreach**

Public notice was provided through eNews, via the City's website, and by posting a placard at the site. In addition, the Old Town Citizens Association was informed of the application. Staff received no comments.

**Staff Action**

Staff supports the applicant's request for a change of ownership at this location. The applicant is not proposing any changes to the Special Use Permit and staff does not anticipate any negative impacts from this use. The business would continue to provide necessary and convenient services to nearby residents.

Staff has included standard conditions for health profession office uses in the report.

Staff hereby approves the Special Use Permit request.

**ADMINISTRATIVE ACTION – DEPARTMENT OF PLANNING AND ZONING:**

Date: April 5, 2019

Action: Approved



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Tony LaColla, Division Chief

- Attachments: 1) Special Use Permit Conditions  
2) Statement of Consent

## **CONDITIONS OF SPECIAL USE PERMIT #2019-0018**

The owner is responsible for ensuring that the following conditions are adhered to at all times. Violation of any of the conditions may result in fines and/or referral to public hearing by the Planning Commission and City Council.

1. **CONDITION ADDED BY STAFF:** The Special Use Permit shall be granted to the applicant only or to any business or entity in which the applicant has a controlling interest. (P&Z)
2. **CONDITION ADDED BY STAFF:** The hours of operation for the business shall be limited to between 8 a.m. and 7 p.m., daily. (P&Z)
3. **CONDITION ADDED BY STAFF:** Trash and garbage shall be placed in sealed containers which do not allow odors to escape and shall be stored inside or in a closed container which does not allow invasion by animals. No trash and debris shall be allowed to accumulate on-site outside of those containers. (P&Z)
4. **CONDITION ADDED BY STAFF:** The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation process, to discuss all Special Use Permit provisions and requirements. (P&Z)
5. **CONDITION ADDED BY STAFF:** The applicant shall control odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation and Environmental Services. (P&Z)
6. **CONDITION ADDED BY STAFF:** The use must comply with the city's noise ordinance. (P&Z)
7. **CONDITION ADDED BY STAFF:** Supply deliveries, loading and unloading activities shall not occur between the hours of 11 p.m. and 7 a.m. (P&Z)
8. **CONDITION ADDED BY STAFF:** Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least once a day and at the close of business, and more often of necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (P&Z)
9. **CONDITION ADDED BY STAFF:** The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed

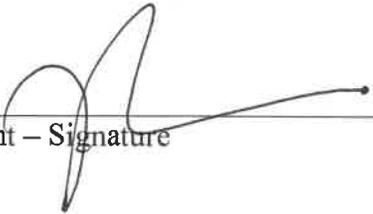
and electronic business promotional material, posting on the business website, and other similar methods. Contact Go Alex at [goalex@alexandriava.gov](mailto:goalex@alexandriava.gov) for more information about available resources. (P&Z)

10. **CONDITION ADDED BY STAFF:** The applicant shall require its employees who drive to work to use off-street parking. (P&Z)

11. **CONDITION ADDED BY STAFF:** The director of Planning and Zoning shall review the Special Use Permit after it has been operational for one year, and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the Director has received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions, or (c) the Director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)

STATEMENT OF CONSENT

The undersigned hereby agrees and consents to the attached conditions of this Special Use Permit #2019-0018. The undersigned also hereby agrees to obtain all applicable licenses and permits required for a health profession office use at 303 South Columbus Street.

  
Applicant - Signature

4/5/19  
Date

FARHAN M. QURESHI  
Applicant - Printed

4/5/19.  
Date